



FOR SALE

LEVEL
7

256 QUEEN STREET
MELBOURNE

- Fully self-contained whole floor
- 288sqm*
- Complete fitout
- In close proximity to Magistrates, County and Supreme Courts

*approximately

FOR SALE VIA EXPRESSIONS OF INTEREST,
CLOSING ON THURSDAY 28TH JULY AT 2PM

CBRE MELBOURNE
OFFICE SALES



**LEVEL 7
256 QUEEN
STREET**

**MELBOURNE
CENTRAL
TRAIN STATION**

**MELBOURNE
CHAMBERS**

**COUNTY
COURT**

**MAGISTRATES
COURT**

FLAGSTAFF TRAIN STATION

FLAGSTAFF GARDENS

Exceptional fully self-contained whole floor office of 288 square metres* with an abundance of natural light from three (3) sides and stunning CBD views.

Two (2) basement car spaces

Fully fitted office incorporating master boardroom with premium CBD views, executive offices, open plan work stations and kitchen facilities.

Situated in the heart of the Melbourne CBD legal precinct and in close proximity to the Magistrates, County, Family and Supreme Courts.

Benefitting from all forms of public transport including Flagstaff train station and multiple tram networks.

Surrounded by some of Melbourne's best boutique cafes and eateries.

Perfect for self-managed super fund (SMSF) owner occupiers.



SITUATED AMONGST MELBOURNE CBD'S HISTORIC LEGAL PRECINCT



SPACIOUS OPEN PLAN OFFICE LAYOUT



NATURAL LIGHT FROM THREE (3) SIDES



EXCEPTIONAL FULLY FITTED CBD OFFICE

FOR MORE INFORMATION CONTACT THE EXCLUSIVE MARKETING AGENTS:

TOM TUXWORTH
0410 988 960
tom.tuxworth@cbre.com.au

NICK LOWER
0414 259 494
nick.lower@cbre.com.au

TIM LAST
0437 070 300
tim.last@cbre.com.au

AS SEEN ON CBRE.COM.AU/501255879

CBRE
1300 666 888
Level 34, 8 Exhibition Street, Melbourne

*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice